

Delaware County Regional Planning Commission

109 North Sandusky Street
P.O. Box 8006, Delaware, Ohio 43015
740-833-2260 www.dcrpc.org
Scott B. Sanders, AICP Executive Director



MINUTES

Thursday, June 24, 2021 at 6:30 PM

Frank B. Willis Building, 2079 US 23 North, Conference Room,
Delaware, Ohio 43015

ADMINISTRATIVE BUSINESS

- Call to order
- Roll Call
- Approval of May 27, 2021 RPC Minutes
- Executive Committee Minutes of June 16, 2021
- Statement of Policy

CONSENT AGENDA (Final Plats)

		Township	Lots/Acres
22-19	The Villas at Old Harbor East	Berlin	50 lots / 16.237 acres
26-19.1	The Villas at Old Harbor West, Section 1	Berlin	31 lots / 16.285 acres
28-19.1.A	Piatt Preserve, Section 1, Phase A	Berlin	12 lots / 10.647 acres
21-20	Garrabrant CAD	Harlem	2 lots / 15.0484 acres

ZONING MAP/TEXT AMENDMENTS

23-21 ZON	Berkshire Twp. Zoning Commission - text amendments
24-21 ZON	Northstar Residential Dvlpt. - Berkshire Twp. - 15.657 acres - dev. plan amendment
25-21 ZON	DC Building Co. - Berkshire Twp. - 20.68 acres - 36/37 PMUD
26-21 ZON	Buckeye Swim Club - Berlin Twp. - 10 acres from FR-1 to PC
27-21 ZON	Maeve Meadows LLC - Berlin Twp. - 23.838 acres from R-3/PRD to TPUD

SUBDIVISION PROJECTS

		Township	Lots/Acres
<u>Preliminary</u>			
19-21	Legacy Farms CAD	Concord	4 lots / 13.53 acres
20-21	Calaway Run CAD	Harlem	5 lots / 19.91 acres
<u>Preliminary/Final</u>			
18-21	The Cottages at Northlake Woods North (a resubd. of Fourwinds Drive. Sec. 2, Lot 1217)	Berlin/Berkshire	34 lots / 7.572 acres
<u>Final</u>			
21-21	Northstar, Sec.1, Ph. A easement vacation	Berkshire	1 lot / 6.063 acres

EXTENSIONS

15-19	Neverman CAD	Berkshire	3 lots / 9.054 acres
10-19	Armenian Estates	Genoa	4 lots / 21.34 acres
17-19	The Villas at Loch Lomond	Liberty	2 lots / 4.98 acres
18-19	Clark Shaw Reserve South	Liberty	86 lots / 42.792 acres

POLICY / EDUCATION DISCUSSION

- Initiation of amendments to the Subdivision Regulations

ADMINISTRATIVE BUSINESS

▪ **Call to Order**

Chairman Stites called the meeting to order at 6:30 p.m.

▪ **Roll Call**

Representatives: David Weade, David Loveless, Duane Matlack, Gary Merrell, Steve Burke, Mike Frommer, J.M. Rayburn, Joe Shafer, Matt Kurz, Dave Stites, Ed Reely, Michele Boni, Jim Hatten, Herb Ligocki, Josh Vidor, Bonnie Newland, and Mike Dattilo. *Alternates:* Zach Dowley and Mike Love. *Staff:* Scott Sanders, Jonathan Miller, Da-Wei Liou, and Stephanie Matlack.

▪ **Approval of the May 27, 2021 RPC Minutes**

Mr. Frommer made a motion to Approve the minutes from the last meeting. Mr. Love seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

▪ **June 16, 2021 Executive Committee Minutes**

1. **Call to order**

Chairman Stites called the meeting to order at 8:45 a.m. Present: Dave Stites, Mike Frommer, Susan Kuba, and Michele Boni. Gary Merrell was absent. Staff: Scott Sanders and Stephanie Matlack.

2. **Approval of Executive Committee Minutes from May 19, 2021**

Mr. Frommer made a motion to Approve the minutes from the last meeting. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

3. **New Business**

- Financial / Activity Reports for May

REGIONAL PLANNING RECEIPTS		MAY	YTD TOTAL
General Fees (Lot Split)	(4201)	\$5,125.00	\$11,685.00
Fees A (Site Review)	(4202)	\$1,200.00	\$5,700.00
Insp. Fees (Lot Line Transfer)	(4203)	\$400.00	\$1,700.00
Membership Fees	(4204)		\$199,135.00
Planning Surcharge (Twp. Plan. Assist.)	(4205)		\$480.20
Assoc. Membership	(4206)		
General Sales	(4220)		\$10.00
Charges for Serv. A (Prel. Appl.)	(4230)	\$14,175.40	\$50,251.40
Charges for Serv. B (Final. Appl.)	(4231)	\$2,875.40	\$30,871.80
Charges for Serv. C (Ext. Fee)	(4232)	\$150.00	\$450.00
Charges for Serv. D (Table Fee)	(4233)	\$400.00	\$400.00
Charges for Serv. E (Appeal/Var.)	(4234)		\$1,200.00
Charges for Serv. F (Planned District Zoning)	(4235)		\$1,800.00
OTHER DEPT. RECEIPTS			
Health Dept. Fees	(4242)	\$1,505.00	\$12,765.00

Soil & Water Fees	(4243)	\$2,300.00	\$6,775.00
Commissioner's fees	(4244)		
MISCELLANEOUS REVENUE			\$192.06
Other Reimbursements	(4720)		
Other Reimbursements A	(4721)		
Other Misc. Revenue (GIS maps)	(4730)		
Misc. Non-Revenue Receipts	(4733)		
Sale of Fixed Assets	(4804)	\$5,125.00	\$11,685.00
TOTAL RECEIPTS		\$28,130.80	\$323,415.46

Balance after receipts	\$1,228,566.26
Expenditures	<u>\$ 33,482.19</u>
End of May balance (carry forward)	\$1,195,084.07

Mrs. Kuba made a motion to Approve the Financial reports as presented, subject to Audit. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

• June RPC Preliminary Agenda

1.) SKETCH PLANS

	<u>Township</u>	<u>Lots / Acres</u>
• Green Farm CAD	Porter	5 lots / 10 acres
• Camping World -Wilson Rd.	Berkshire	1 lots / 15.657 acres

2.) ZONING MAP/TEXT AMENDMENTS

- Berkshire Twp. Zoning Commission – text amendments
- Northstar Residential Dvlpt. – Berkshire Twp. – 15.657 acres – development plan amendt.
- DC Building Co. – Berkshire Twp. – 20.68 acres – 36/37 PMUD
- Buckeye Swim Club – Berlin Twp. – 10 acres from FR-1 to PC
- Maeve Meadows LLC – Berlin Twp. – 23.838 acres from R-3/PRD to TPUD

3.) SUBDIVISION PROJECTS

Preliminary

	<u>Township</u>	<u>Lots/Acres</u>
• Legacy Farms CAD	Concord	4 lots / 13.53 acres
• Calaway Run CAD	Harlem	5 lots / 19.915 acres

Preliminary/Final

- The Cottages at Northlake Woods North Berlin/Berkshire 34 lots / 7.572 acres

Final

• Northstar, Sec. 1, Ph. A, easement vacation	Berkshire	1 lot / 6.063 acres
• The Villas at Old Harbor East	Berlin	50 lots / 16.237 acres
• The Villas at Old Harbor West, Sec. 1	Berlin	31 lots / 16.285 acres
• Piatt Preserve, Sec. 1, Ph. A	Berlin	12 lots / 10.647 acres
• Garrabrant CAD	Harlem	2 lots / 12.5502 acres

Extensions

• Neverman CAD	Berkshire	3 lots / 9.054 acres
• Armenian Estates	Genoa	4 lots / 21.34 acres
• The Villas at Loch Lomond	Liberty	2 lots / 4.98 acres
• Clark Shaw Reserve South	Liberty	86 lots / 42.792 acres

- Subdivision Regulations review

Mr. Sanders explained that the current amendments to the Subdivision Regulations will be heard by the Delaware County Commissioners on June 28th. After discussions with the Delaware Co. Auditor, GIS representatives, County Engineer, and Mike Ringle, plat size requirements along with several other “clean up” type amendments will be discussed and initiated for change at the June RPC meeting.

- Director’s Report

1.) Consideration of moving July’s Executive Committee to the following week: Tuesday, July 27 or Wednesday, July 28. Executive Committee agreed to move the meeting to July 28th at 8:45 a.m.

2.) Mid-year stats

- Zoning cases – 22 cases to date (22 total last year)
- Zoning acreage – 265 acres to date (566 last year)
- Preliminary Lots – 371 residential and 8 commercial (948 residential and 8 commercial)
- Final Lots – 363 residential and 12 commercial (725 residential and 12 commercial)
- Splits/Transfers – 74 cases this year (126 total last year)
- Building Permits – 782 in townships by end of May, 320 in incorporated areas by end of May vs. 1442 in townships (54%) and 685 in incorporated (46%)

3.) Troy Township – finalized PRD, continuing to Planned Commercial.

4.) Delaware Township Comprehensive Plan estimated to starting in June. Zoning Code general review and reformatting - first draft almost complete.

5.) Concord, Berlin, Orange – reviewing recent changes in comparison with each community’s Plan subareas.

6.) Participated in meetings:

- Route 23 Connect virtual meetings, May 20 and June 14
- MORPC Transportation Advisory Committee – June 2

4. Old Business

- **RPC Goals / Strategic Meeting** ideas were discussed. Possibly contracting with a consultant and inviting jurisdiction representatives to attend.

5. Adjourn

Having no further business, Mrs. Kuba made a motion to adjourn the meeting at 10:15 a.m. Miss Boni seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next regular Executive Committee meeting will be *Wednesday, July 28, 2021* at 8:45 a.m. at 109 North Sandusky Street, Delaware, Ohio, 43015.

- **Statement of Policy**

As is the adopted policy of the Regional Planning Commission, all applicants will be granted an opportunity to make their formal presentation. The audience will then be granted an opportunity to comment followed by questions from the Commission. This policy was adopted by the Regional Planning Commission to provide for the orderly discussion of business scheduled for consideration. The Chairperson may limit repetitive debate.

CONSENT AGENDA (Final Plats)

22-19 **The Villas at Old Harbor East – Berlin Twp. - 50 lots / 16.237 acres**

Conditions

Applicant: Romanelli & Hughes
Subdivision Type: Single Family Condominium development
Location: East side of S. Old State Rd., north of Hollenback Rd.
Zoned: Transitional Planned Unit Development (TPUD)
Zoning Approval: 03/11/19
Utilities: Del-Co water and central sanitary sewer
Preliminary Approval: 08/29/19
School District: Olentangy
Engineer: Advanced Civil Design

Staff Comments

This is the final plat for The Villas at Old Harbor East. The proposed development consists of 50 lots for single-family detached condominiums on 16.24 gross acres, located north of Hollenback Road and East of South Old State Road in Berlin Township. The development does not include phasing, and the fee-simple lots will be turned over to the condominium association as they are sold off. Open Spaces in the development consists of three areas totaling 7.97 acres with ponds and pathways.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of **The Villas at Old Harbor East** to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of The Villas at Old Harbor East, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

26-19.1 The Villas at Old Harbor West, Section 1 – Berlin Twp. - 31 lots / 16.285 acres

Conditions

Applicant: 3 Pillar Homes
Subdivision Type: Planned Residential
Location: North side of Hollenback Rd., west of S. Old State Rd.
Zoned: Transitional Planned Unit Development (TPUD)
Preliminary Approval: 10/24/19
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Advanced Civil Design

Staff Comments

This is the final plat for Section 1 of The Villas at Old Harbor West. Section One of the development contains 31 of the 90 total single-family detached condominiums on 16.29 acres of the 30.31 total gross acreage. The development is located north of Hollenback Road and west of South Old State Road in Berlin Township, and the fee-simple lots will be turned over to the condominium association as they are sold off. Open space in this section total 10.32 acres.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of The Villas at Old Harbor West, Section 1 to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of The Villas at Old Harbor West, Section 1, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

28-19.1.A Piatt Preserve, Section 1, Phase A - Berlin Twp. - 12 lots / 10.647 acres

Conditions

Applicant: DR Horton
Subdivision Type: Planned Residential
Location: North side of Cheshire Rd., west side of Piatt Rd.
Zoned: R-3 with PRD overlay
Preliminary Approval: 11/21/19
Utilities: Del-Co Water, central sanitary sewer
School District: Olentangy
Engineer: Watcon Engineering

Staff Comments

Piatt Preserve is a development located on the east and west sides of Piatt Road between Glenmead Drive and Cheshire Road. This plat is for Phase A of Section 1, and includes 12 single-family lots that average about 0.32 acres. This Phase also includes constructing the main entrance to the development off of Piatt Road, as well as 4.67 acres of open space for drainage and to buffer the development from Piatt Road.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Piatt Preserve, Section 1, Phase A to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Piatt Preserve, Section 1, Phase A, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

21-20 Garrabrant CAD – Harlem Twp. - 2 lots / 15.0484 acres

Conditions

Applicant: Tamera McGinnis, Trustee
Subdivision Type: Single Family Residential, Common Access Driveway
Location: North side of Fancher Rd., east of Green Cook Rd.
Zoned: FR-1 (Farm Residential)
Preliminary Approval: 10/29/20
Utilities: Del-Co Water, private on-lot treatment systems
School District: Big Walnut
Consultant: Joe Clase, Plan 4 Land

Staff Comments

Garrabrant CAD is a two-lot Common Access Driveway Subdivision. The property is located on the north side of Fancher Road between Green-Cook Road and South County Line Road, and is an existing lot of

15.0484 acres. Both lots are in conformance with Township Zoning, and the front outlot will not be a part of, or gain access from, the CAD.

The applicant has presented to the RPC Office a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Final Approval* of Garrabrant CAD to the DCRPC.

Commission / Public Comments

Mr. Merrell made a motion for Final Approval of Garrabrant CAD, seconded by Mr. Vidor. VOTE: Unanimously For, 0 Opposed. Motion carried.

ZONING MAP/TEXT AMENDMENTS

23-21 ZON Berkshire Twp. Zoning Commission – text amendments

Request

The Berkshire Township Zoning Commission has initiated a number of changes, mostly related to the Agricultural Residential and Farm Residential district language, as well as the two Planned Mixed Use District designations.

Changes which relate to several locations throughout the code:

- Informal Discussions moved from Zoning Commission to Township Staff;
- Clarification on walkways and paths;
- Adds review letter from DCEO to planned district applications and other support letter clarification.

Staff has no comments and supports these changes.

Other Specific Amendments

Addition of concrete and paver patios to the definition of “Accessory Use.”

Staff response: This may be a desire to review the impervious surface and limit impact to individual lots. While this may be helpful during the initial review of Development Plans, it could cause issues with review and conformance in the future. Township should consider how they will enforce this, particularly in back yards. For example, no accessory structure can be closer than 15 feet to the rear lot line.

Removes the definition of Granny Flat, and removes the allowance for Granny Flats as a Conditional Use in AR-1 and FR-1 zoning designations.

Staff response: There is a current trend toward providing additional forms of housing and there are some areas around the county where single-family zoning is seen as too restrictive as well as contributing to a lack of affordability. Rather than removing this item completely, staff recommends the Zoning Commission consider tightening some of the standards that they feel are problematic.

Defines “Gross Acre” and clarifies some details related to Trees in the Landscaping section.

Staff has no comments.

Removes Farm Labor Housing from the Farm Residential District and from the Conditional Uses within the Agricultural Residential District.

Staff comment: This makes sense to remove from the FR-1 district with smaller lots. Language related to a single unit for domestic help or farm labor is still in the AR-1 district.

Removes Adult Family Homes as a Permitted Use in AR-1 and FR-1.

Staff comment: Although this may seem like an unusual inclusion in the Permitted Uses in these districts, there is support in the Ohio Revised Code for continuing their allowance. However, the O.R.C. language has changed. What was previously defined as Adult Care Facility, Adult Family Home, and Adult Group Home is now defined under the term “Residential Facilities.” While staff is not aware of any existing homes within any township in Delaware County, such uses cannot be prohibited in residential districts. Staff recommends providing for them in this way: “Residential Facilities in accordance with O.R.C. 5119.34(B)(1)(b)(i and ii) and 5123.19(M).”

The PCD, because it allows multi-family, needs a Conditional use of “Residential Facilities in accordance with O.R.C. 5119.34(B)(1)(b)(iii).” Staff can send additional information regarding conditions that can be placed on these facilities.

Gas Stations – these are proposed to be removed from the list of Permitted Uses in the Planned Commercial, Planned Mixed Use, 36/37 Planned Mixed Use, and Planned Industrial Districts.

Staff comment: Staff thinks this is an overly strict line to take, particularly for a Township with an interstate interchange and significant State and U.S. Routes crossing it. It is understandable to remove it from the “by-right” uses in the overlays, but we recommend allowing it to remain as a use through the traditional rezoning process, at minimum, in the Planned Industrial District. Staff recommends the development of unique standards to address specific concerns about gas stations, or consideration of providing them as a Conditional Use with those standards.

Changes to the Planned Mixed-Use District (Article 16)

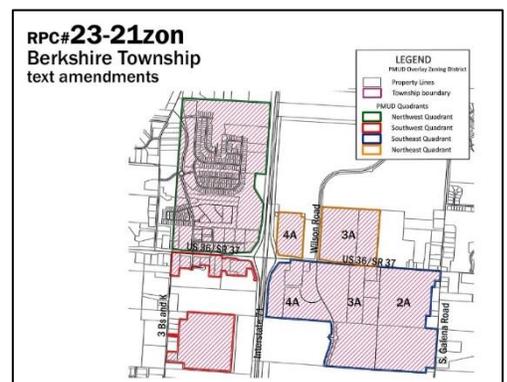
Two distinct Mixed-Use Districts exist around the 36/37 and Interstate 71 area. In an effort to make them more similar and easy to regulate, the following changes are proposed:

- Adds more detail to the existing allowance for automobile dealers, particularly related to location;
- Requires establishment of a JEDD before a PMUD application can be filed;

Staff comment: Check with legal counsel regarding this requirement. A JEDD currently exists over most of the land under both overlays already. Rather than adding this as a requirement, staff recommends amending the JEDD agreement now, to include any undeveloped land not already within both an overlay and a JEDD.

- Changes density from 4 units per Net Developable Acre to 3 units per Gross Acre for Single-family and 6 units per Net Developable Acre to 5 units per Gross Acre for Multi-Family and removes density bonuses for “quality items” such as additional open space, landscaping, JEDD, etc.;

Staff concurs. NDA calculation is typically easier to compute on individual sites, but the overlay is more complex,



leading to potential confusion in how the density would be factored. The decrease from 4 to 3 and from 6 to 5 should make up for any increase by utilizing gross acreage instead of net. Using gross acreage will also allow more accurate growth forecasting.

- Residential Use Road Frontage reduced from 55 to 52 feet, with setbacks increased from 30 to 35; 15-foot spacing may be reduced to 10 feet in Patio Homes; Maximum Lot Coverage (impervious surfaces) is reduced from 80% to 70%; Defines height of Multi-Family to 2, 3, and 4 stories based on location;
Staff concurs. This will make the two overlays more similar. The map labeled “Attachment 1” needs to be updated with the new exhibit provided by DCRPC.
- Reduces minimum square footage of multi-family units from 800 to 700 for a one-bedroom unit, maintaining 900 feet for a two-bedroom unit; Parking reduced from 2.25 spaces per D.U. to 2.1 spaces per D.U.; All open space (30%) must be on site (previously 10% could be off-site);
Staff concurs. These appear to be a response to market conditions and typical developments. The allowance of 10% open space to be provided within the overlay but not within a specific development site appeared to be problematic without a clear indication of where such open space might be located. Open space could have been concentrated in one area without providing a benefit to the residents of the development.

36/37 PMUD (Article 17)

- Similar to the other PMUD, densities are calculated with Gross Acreage, not Net. In 2B, multi-family density is a minimum of 4 Units per Gross Acre and a maximum of 8 Units per Gross Acre. In all other subareas, multi-family density is a minimum of 6 Units per Gross Acre and a maximum of 12 Units per Gross Acre (from 15 per NDA);
Staff concurs. Again, NDA calculation is typically easier to compute on individual sites, but the overlay is more complex, leading to potential confusion in how the density would be factored. The decrease in gross acreage densities from net density should make up for any increase by utilizing gross acreage instead of net. Using gross acreage will also allow more accurate growth forecasting.
- “Other densities” apply to single-family residential at a maximum of 3 units per Gross Acre (from 4 per NDA), and 5 units per Gross Acre (from 6 per NDA) for attached, townhomes, patio homes, and four-unit structures;
- Limits total number of single-family units throughout the overlay (excluding 5A) to 200;
Staff concurs: The intent of the overlay is to encourage commercial, industrial, and mixed uses. This provides for some single-family and attached units, but prevents overdevelopment of single-family and its negative impact on school funding. (Area 5A is already approved and half-developed as a 121-lot single-family development.)
- Lot coverage from 80% to 70%;
- MF parking from 1.9 to 2.1 per unit;
- All open space (30%) must be on site (previously 10% could be off-site).
Staff concurs. Lot coverage and parking will conform with the other PMUD. The allowance of 10% open space to be provided within the overlay but not within a specific development site appeared to be problematic without a clear indication of where such open space might be located. Open space could have been concentrated in one area without



providing a benefit to the residents of the development.

Staff Recommendations

Staff recommends **Conditional Approval** of the text amendments to the Berkshire Township Zoning Resolution, to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, *subject to the comments within this report.*

Commission / Public Comments

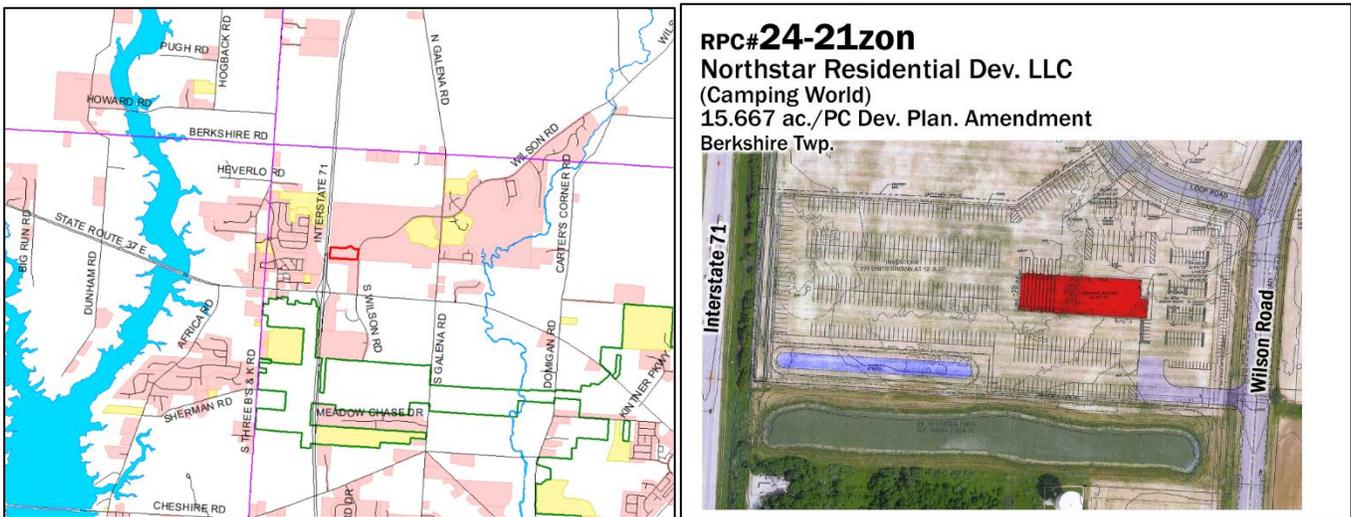
Mr. Weade explained that there were no applications for “Granny Flats”. Applicants instead wanted to create an apartment for rentals. He also stated with regards to the removal of gas stations, applications could ask for a divergence. For example, if a grocery store had a fuel center. Mr. Weade stated that the adult homes language may need to be better defined.

Mr. Shafer made a motion to recommend Conditional Approval of the text amendments to the Berkshire Township Zoning Resolution, subject to staff recommendations. Mr. Vidor seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

24-21 ZON Northstar Residential Dvlpt. – Berkshire Twp. – 15.657 acres – dev. plan amendment

Request

The applicant, Northstar Residential Development, is requesting a development plan amendments for 15.657-acres for the purpose of constructing a recreational vehicle dealership.



Conditions

Location: west side of Wilson Road, north of SR 37

Present Zoning: Planned Commercial (PCD)

Present Use(s): Vacant, agricultural / **Proposed Use(s):** recreational vehicle dealership

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetland / **Soils:** BeA, BeB

Introduction

This is an application for a rezoning/development plan amendment for at 15.66 acre portion of a property located on the west side of Wilson Road, just north of U.S. 37. The property was initially rezoned in 2001, though a final development plan specifying the permitted uses was never approved. This application for a rezoning will amend that PCD rezoning.

The proposal will permit the 15.66 acre portion to be split and used as a recreational vehicle (RV) sales business, known as Camping World; the use is included as a permitted use in the PCD zoned districts.

Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan indicates this area would be either commercial or residential. The Comprehensive Plan recommends commercial uses along the 36/37 corridor, with the remainder of Sub Area 2 being devoted to residential uses. The proposal is not immediately adjacent to U.S. 37; however, the proposal is substantively close to U.S. 37 and abuts a Flying J travel center.

Issues

Drainage/Impervious Surface Area: The proposal includes paving an inordinately substantial portion of the property. That much pavement, in combination with future development, will increase the flow rate of storm water to a point which exceeds the retention basins capacity. Due to potential risks for flooding Wilson Road, drainage capacities should be assessed based on an assumed build-out scenario of the Northstar development area.

Lighting: Lighting plans were not submitted with the rezoning and no divergences related to lighting were requested. Lighting should fulfill the Zoning application regulations.

Divergences

Two divergences are requested:

1. Increase the maximum permitted impervious area from 50% of the net developable area to 90% of the net developable area.

Staff Comment: The development site is not constrained by any development to the north and could be expanded to allow a smaller percentage of impervious area. Although 50% is probably excessive for a commercial development, 90% is a significant departure from the standard. The Zoning Commission is currently proposing that the zoning overlays in the area have a maximum impervious standard at 70% and staff recommends the same for this site. The applicant needs to work with the Delaware County Engineer's Office to determine the ability of storm water management improvements to handle the increased capacity that comes with the increased impervious surface area. This should include a full build-out scenario to avoid any potential flooding to Wilson Road in the case of large storm events.

2. Reduce the parking setback from property lines from 100 feet to 10 feet.

Staff Comment: The setback appears to be minimal along the northern boundary. Again, the applicant and owner are creating the property line to the north, with no constraint except the location of the loop road. It isn't know at this time what the development to the north will be, but a 10-foot setback, particularly for the storage of large RVs, is minimal. The current Planned Commercial standards require a side "yard" of 1/3 the height and depth of the structure, or not less than 100 feet for Residential uses. With neither specifically applying in this case, open space is required to help "buffer surrounding land uses." If the strip to the north can be used as a buffer

with landscaping or low mounding, staff agrees with a reduction from 100 feet.

Staff Recommendations

Staff recommends **Conditional Approval** of the development plan amendment request by Northstar Residential Development to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, subject to:

- 1.) Staff recommends approval of a divergence for impervious surfaces at 70% (from 50%);
- 2.) Reduction of the parking setback from property lines, if the area is landscaped;
- 3.) The submission of a conforming lighting plan; and
- 4.) Approval of a drainage maintenance plan in consideration of the impervious surface area by the Delaware County Engineer’s Office when using a build-out scenario of the surrounding areas.

Commission / Public Comments

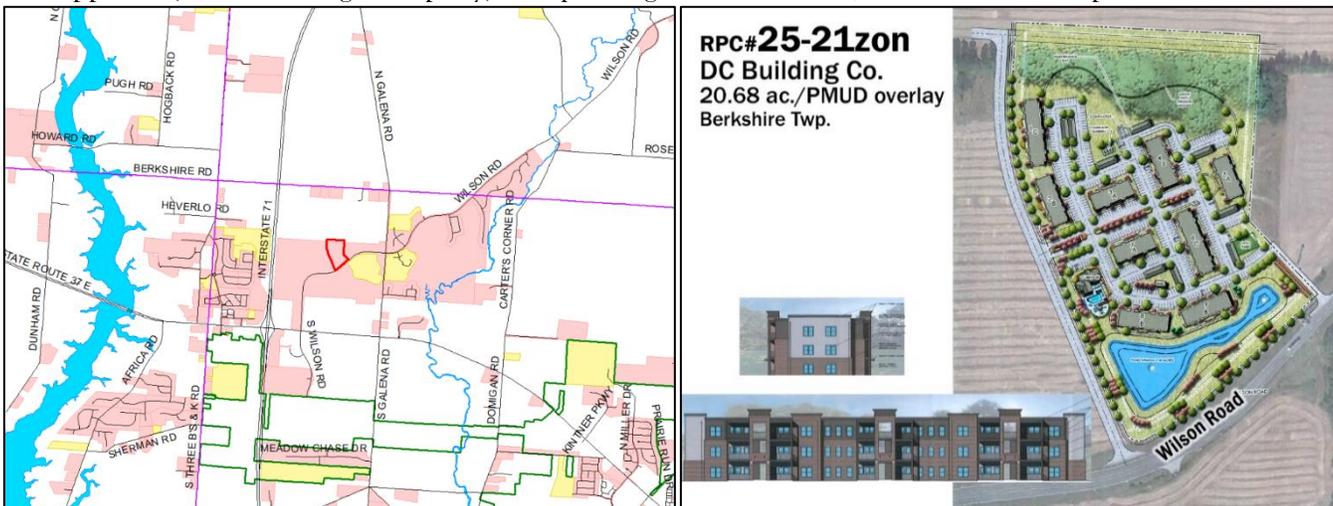
Mr. Mike Williamson, Terrain Evolution, was present to represent the applicant.

Mr. Frommer made a motion for Conditional Approval of the development plan amendment request by Northstar Residential Development, subject to staff recommendations #1-4. Miss Boni seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

25-21 ZON DC Building Co. – Berkshire Twp. – 20.68 acres – 36/37 PMUD

Request

The applicant, DC Building Company, is requesting a 20.68-acre 36/37 PMUD development.



Conditions

Location: North side of Wilson Rd., west of N. Galena Rd.

Present Zoning: 36/37 PMUD

Present Use(s): Vacant, agricultural **Proposed Use(s):** 240 unit apartment complex

Existing Density: 1 du / 5 acres **Proposed Density:** 14.97 units / NDA

School District: Big Walnut Local School District

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: wetland / Soils: BeA, BeB

Introduction

This is an **Administrative Review** of a Development Plan in accordance with the process of applying the 36/37 36/37 PMUD (Article 17) to a specific area. As such, the typical process of rezoning is not required. Once the Development Plan is approved in accordance with the PMUD, the standards of the underlying district, in this case, Planned Commercial, will no longer apply.

The plan indicates 240 multi-family units on 20.69 acres on the north side of Wilson Road, west of North Galena Road. The proposal includes a mix of 1- and 2-bedroom units dispersed among 9 buildings. No additional roadways are included within the development, only parking areas and drive aisles, though a proposed road is included on the north side of Wilson Road to provide access to the main entrance. A second entrance is included along Wilson Road.

The resulting density of the development is 11.60 units per gross acre, or 14.97 units per net developable acre. The PMUD permits densities up to 15 units per net developable acre in this section of the northeast quadrant: Section 3A. The development's acreage which fronts Wilson Road is occupied by a retention pond with fountains, which the northern acreage will remain wooded with a meandering trail.

The 240 units will reduce the number of permitted multi-family units within the PMUD by 240, though the overall number still falls within the permitted range.

Comprehensive Plan

Berkshire Township's 2017 Comprehensive Plan indicates this area would be residential. The property is in Sub Area 2 which recommends commercial uses along U.S.37, and residential uses elsewhere. Residential uses are recommended at 1.25 units per net developable area, "or as regulated by the PMUD."

Issues

Traffic: The access points must comply with any access management in place, approved by the County Engineer. The plan indicates an adjacent street to be built along the western boundary of the project, a segment that will allow future development west and north of the site. This should be built along the entire length of the development.

Exterior Design: While the main structures provide vertical design elements and varying treatments on the different wall faces, the garage structures do not. In order to provide a more appealing aesthetic for the community by breaking up the monotony of the long wall, the garage structures should incorporate vertical design elements or alternating façade treatments.

Divergences

Two divergences are requested:

1. A reduction in the minimum square footage requirement for 1-bedroom units from 700 square feet to 594 square feet, and a reduction in the minimum square footage requirement for 2-bedroom units from 900 square feet to 873 square feet.

Staff Comment: Since the PMUD is an overlay, applications should adhere to the standards. A brief review of apartments in the Polaris area indicates that many 1-bedroom apartments are near or in excess of 700 square feet. The Township is initiating a change that will make both overlays a consistent minimum of 700 square feet. This is the initial apartment project in this overlay and should set the tone for future development. Staff recommends the square footage minimums be adhered to.

- 2. The addition of vinyl as a permitted material on the exterior elevations of all proposed buildings.

Staff Comment: Staff is amenable to this request. Some of the proposed vinyl is designed as board and batten, and the traditional horizontal vinyl siding is used sparingly as an accent.

Staff Recommendations

Staff recommends **Conditional Approval** of the application of the PMUD overlay by DC Building Company for 36/37 PMUD to the DCRPC, Berkshire Twp. Zoning Commission and Berkshire Twp. Trustees, subject to:

- 1.) Approval of Variance #2 regarding vinyl siding.

Commission / Public Comments

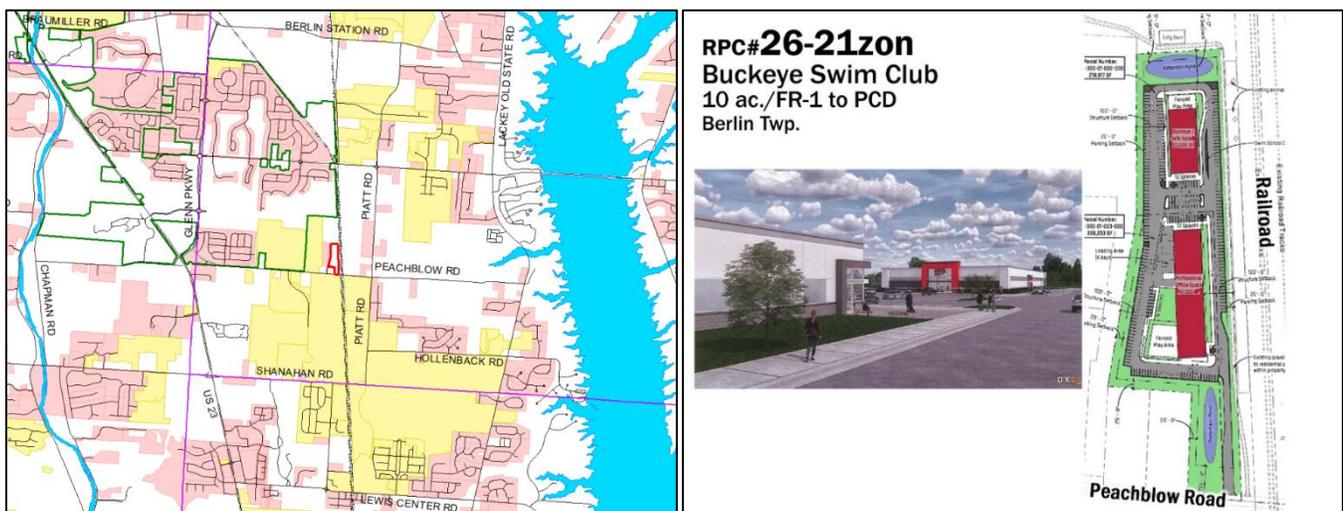
Mr. Todd Faris, Faris Planning and Design, was present to represent the applicant.

Mr. Dowley made a motion for Conditional Approval of the application of the PMUD overlay by DC Building Company for 36/37 PMUD, subject to staff recommendation. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berkshire Twp.). Motion carried.

26-21 ZON Buckeye Swim Club – Berlin Twp. – 10 acres from FR-1 to PC

Request

The applicant, Buckeye Swim Club, is requesting a 10-acre rezoning from FR-1 to PC to allow the construction of a 20,000 sq. ft. competitive/teaching pool along with a 40,000 sq. ft. building to house professional flex space.



Conditions

Location: North side of Peachblow Rd., west of the railroad

Present Zoning: Farm Residential (FR-1)/ **Proposed Zoning:** Planned Commercial (PC)

Present Use(s): vacant / **Proposed Use(s):** competitive /teaching pool and professional flex space

Existing Density: 1 du / 1.95 acres

School District: Olentangy

Utilities Available: Del-Co Water and central sanitary sewer

Critical Resources: none / **Soils:** BoA, BoB, GwB

Introduction

This is a rezoning in conjunction with a development plan to facilitate the construction of an indoor swim facility and office spaces. The proposal is located on two parcels on the north side of Peachblow Road, just west of the railroad tracks.

The proposal notes that the township has previously approved a Conditional Use permit for competitive swimming, swim school, and office use. The 40,000 square foot office space structure is located in front, with the indoor swim facility located at the rear of the property. The site plan shows a driveway adjacent to the railroad for access. The development also includes vegetative screening for the residences on the CAD to the west.

Comprehensive Plan

Berlin Township's 2010 Comprehensive Plan indicates this area would be residential. However, the 2010 Comprehensive Plan does not reflect the recent Evans Farm development. Berlin Township, and the residents of Evans Farm may benefit from community pool space, and a location next to a railroad track would be more beneficial than locating residential properties there. Additionally, a small commercial area has been approved to the west on Peachblow and future North Road. While staff supports the recreational and limited commercial uses proposed, there is concern about the size of the buildings and the commercial and office uses being requested. Although detailed landscaping is not required until the Final Development Plan submission, landscaping and mounding should be substantial to provide proper buffering to the west.

Issues

Traffic and access: The current design of the property has the driveway located on the east side of the property closest to the railroad tracks. If possible, the driveway should be relocated to the west to ensure adequate space for left turning vehicles to queue at the railroad tracks, and provide additional visibility for westbound traffic on Peachblow Road. No feasibility letter is included from the County Engineer's office but a Traffic Access Study is warranted.

Sanitary Sewer: While the site can be served with sewer from the Delaware County system, this site is within the agreement area for the City of Delaware. A feasibility letter from the Sanitary Engineer's office provides two different options for service to the site. However, there is also a letter from the City of Delaware stating that should the property ever be contiguous with the municipal boundaries of the City of Delaware, the site shall be required to annex.

Architectural Design: Based on approved plans both in Berlin Township, Orange Township and the City of

Delaware, this proposal will be surrounded by residential development. The Resolution notes the following:

The project architect shall give due regard to the footprints, building orientation, massing, roof shape, pitch and exterior materials to blend with other traditional or historic architecture in the community or with the site.

The current application does not provide detailed architectural drawings, but the renderings indicate a typical office-park aesthetic. Additional architectural details should be provided indicating additional windows and openings, pitched roofs (or the appearance of a pitched roof to screen mechanicals) and other details to minimize the scale of the buildings.

Divergences

No divergences are requested.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Buckeye Swim Club from FR-1 to PC to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

1. *Providing a Traffic Access Study;*
2. *Providing additional landscaping and mounding along the western boundary;*
3. *Providing additional architectural detail and design for buildings; and*
4. *Limiting the amount of office not directly related to the swim club-related activities.*

Commission / Public Comments

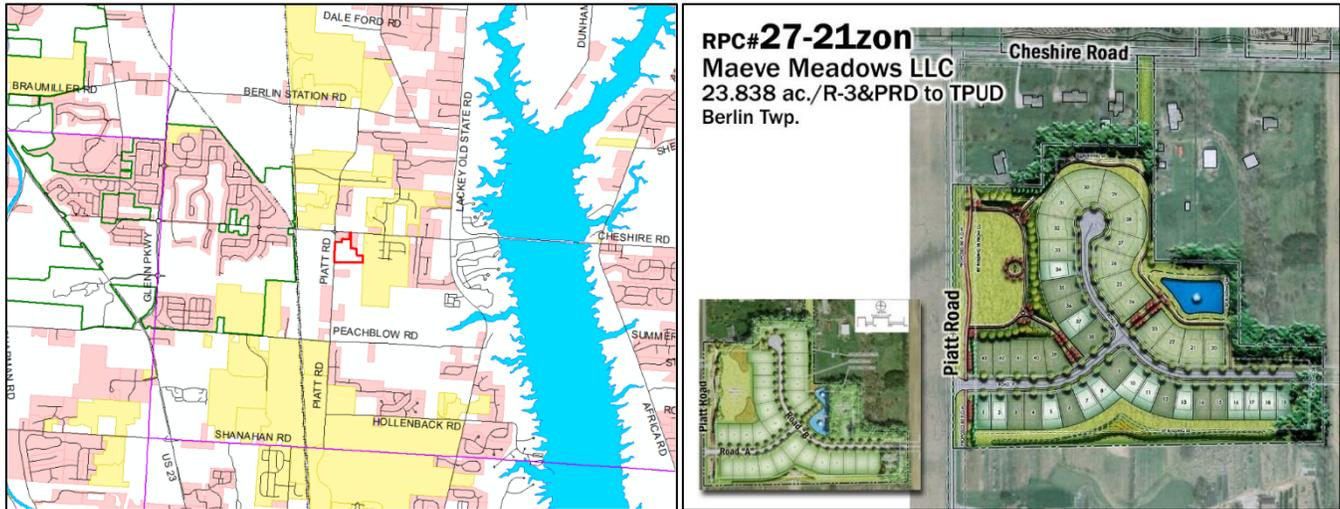
Mr. Rick Karr and Mrs. Laurie Karr were present to answer questions from the Commission. Mr. Karr stated that they had no issue with moving the drive or retention pond. He questioned the staff comment regarding the office space. Mr. Sanders explained that staff's concern was the scale of the building. Mr. Karr agreed to add additional landscaping to the west side of the property.

Mr. Merrell made a motion for Conditional Approval of the rezoning request by Buckeye Swim Club from FR-1 to PC, subject to staff recommendations #1-4. Mr. Shafer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.

27-21 ZON Maeve Meadows LLC – Berlin Twp. – 23.838 acres from R-3/PRD to TPUD

Request

The applicant, Maeve Meadows LLC, is requesting a 23.838-acre rezoning from R-3/PRD to TPUD to allow a 43 unit development.



Conditions

- Location:** south side of Cheshire Rd., east of Piatt Rd.
- Present Zoning:** R-3/ PRD overlay / **Proposed Zoning:** Transitional Planned Unit Development (TPUD)
- Present Use(s):** undeveloped 30-lot subdivision / **Proposed Use(s):** 43-lot subdivision
- Existing Density:** 1.25 unit per gross acre / **Proposed Density:** 1.80 units per gross acre, 2.12 units per NDA
- School District:** Olentangy
- Utilities Available:** Del-Co Water and central sanitary sewer
- Critical Resources:** stream, drainage course / **Soils:** BoA, BoB, PwA, GwB, LyD2

Introduction

This is an application for a rezoning in conjunction with a development plan. The rezoning request is being made in order to facilitate a development with smaller lot sizes. The property was originally rezoned from Farm Residential (FR-1) to R-3 with a PRD overlay in 2018 with 30 lots, and is now requesting a rezoning to Transitional Planned Unit Development (TPUD) with 43 lots.

Berlin Township zoning provides the TPUD district for “multi-family residential structures of any type, attached or detached units, including but not limited to attached, modular, patio, common wall, or any reasonable variation on the same theme.” Utilizing a multi-family designation for single-family structures would typically indicate a condominium structure. The applicant should indicate how this development qualifies as a Multi-Family development. Otherwise, the proposal has the same traffic and educational impacts as a Single-Family development and should adhere to the Comprehensive Plan densities.

The proposed development, located in the southeast corner of Piatt Road and Cheshire Road, consists of 43 single-family lots that are equally divided among three lot sizes. The three lot size categories are 57 feet wide, 62 feet wide, and 75 feet wide, with all lots about 130 feet deep. The resulting density of the proposal is 2.12 units per net developable acre. The main entrance is accessed through Piatt Road. That entrance road intersects with

a cross street that ends in a cul-de-sac to the north, and extends east where it stubs into the neighboring property.

Open space in the project exceeds the 20% minimum with 46.27% of the gross acreage devoted to open space. A strip of open space and mounding buffers the development from the properties to the south and north, and natural open space areas buffer the acreage to the east. Another small open space area help manage storm water with a detention pond. A large open green is also located along Piatt Road with a playground. The proposal includes sidewalks throughout, and a multi-use path connecting all of the open spaces, and running parallel to Piatt Road. Open space features appear to be enhanced beyond what was originally proposed with the previous rezoning application.

Comprehensive Plan

Berlin Township's 2010 Comprehensive Plan indicates this area is located in Planning Area 8, and would be Planned Residential at a density of 1.5 units per Net Developable Acre. Land across Piatt Road, directly to the west, is recommended for 1.85 units per Net Developable Acre. Since the adoption of the plan, 25 acres in the 1.85 density area is no longer potentially developable and market conditions suggest smaller lots. Given these issues, some allowance for a higher density than recommended in the Plan may be appropriate.

Issues

Traffic and access: The property is located with the bulk of its frontage on Piatt Road. However, the property also has 60 feet of frontage along Cheshire Road. The current proposal shows the strip remaining vacant, but the strip would be far better served as an additional access point. The frontage on Cheshire Road is about 150 feet from the lane divergence associated with the new roundabout, and should be enough space to justify, at a minimum, a right-in-right-out access point.

Divergences

Two divergences are requested:

1. Decrease the minimum building separation from 25 feet to 12 feet to provide more room for open spaces.
Staff Comment: Staff is in favor in principle of reducing the building separation. Combined with the other divergence, it may result in reduced safety for the residents if the 12-foot separation exacerbates fire safety issues.
2. The addition of vinyl siding as a permitted use as an exterior treatment of single-family homes.
Staff Comment: See comment above for Divergence #1. The use of vinyl may be limited to accent materials, but by asking for the additional density through the TPUD designation, the regulations should be adhered to.

Staff Recommendations

Staff recommends **Conditional Approval** of the rezoning request by Maeve Meadows LLC from R-3/PRD to TPUD to the DCRPC, Berlin Twp. Zoning Commission and Berlin Twp. Trustees, *subject to:*

- 1.) Clarification of the Multi-Family nature of this proposal, otherwise density should be reduced to 1.85 Units per Net Developable Acre;
- 2.) Approval from the Fire Department on the proposed building separation, and
- 3.) Adherence to the building materials.

Commission / Public Comments

Mr. Todd Faris, Faris Planning and Design, was present to represent the applicant. He stated that this plan provides more amenities than the previous plan and that they would clarify staff comments with the Township.

*Mr. Dowley made a motion for **Conditional Approval** of the rezoning request by Maeve Meadows LLC from R-3/PRD to TPUD, subject to staff recommendations #1-3. Mr. Frommer seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Berlin Twp.). Motion carried.*

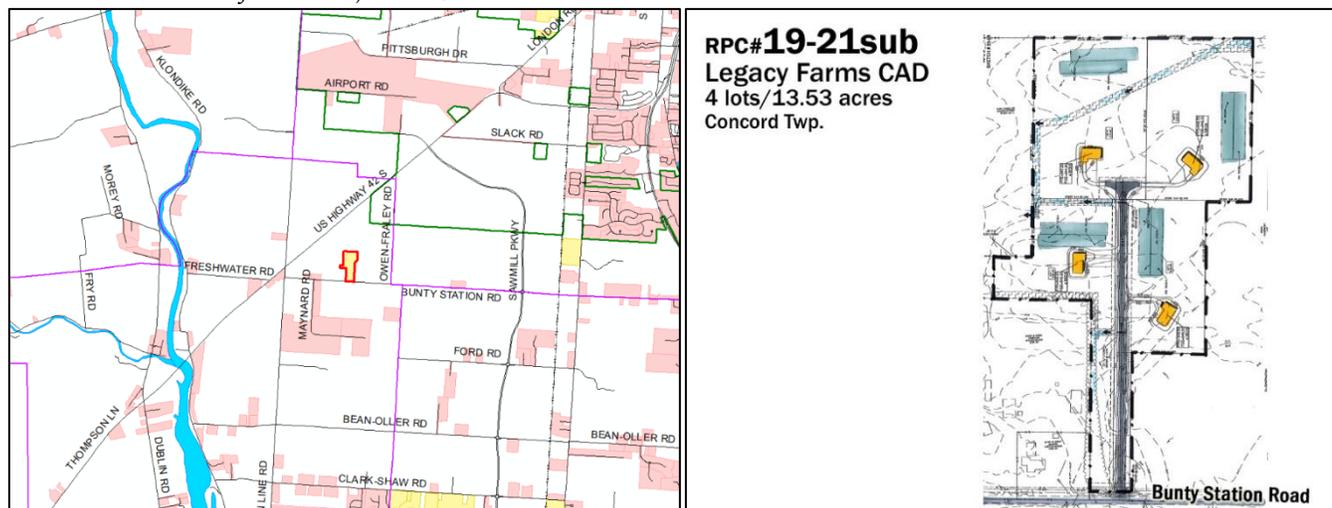
SUBDIVISION PROJECTS

Preliminary

19-21 Legacy Farms CAD – Concord Twp. - 4 lots / 13.53 acres

Conditions

- Applicant:** Riverside Land Development LLC
- Subdivision Type:** Single Family Residential, Common Access Driveway
- Location:** North side of Bunty Station Rd., west of Owen Fraley Rd.
- Current Land Use:** Vacant, former agricultural
- Zoned:** Farm Residential (FR-1)
- Utilities:** Del-Co water and private on-lot treatment systems
- School District:** Buckeye Valley
- Consultant:** Joe Clase, Plan 4 Land



Staff Comments

Legacy Farms CAD is a 4-lot CAD on the north side of Bunty Station Road between Maynard Road and Owen Fraley Road. The submitted plan shows the CAD extending north from Bunty Station for about 850 feet.

The majority of the CAD falls within Lot 1, with portions in Lots 2 and 4. Lot 3 acts as the CADs terminus

with less than the required full frontage, which is still in conformance with Concord Township Zoning Resolution. All lots exceed the 1.5-acre minimum lot size and pull-offs are provided at 2 locations along the CAD, not including the T-turnaround in accordance with CAD regulations.

The lots will all utilize on-site treatment systems, and be served by Del-Co water. There are no critical resources located on the site, and it is not located in 100-year floodplain.

A technical review was held on June 15, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Legacy Farms CAD** to the DCRPC.

Commission / Public Comments

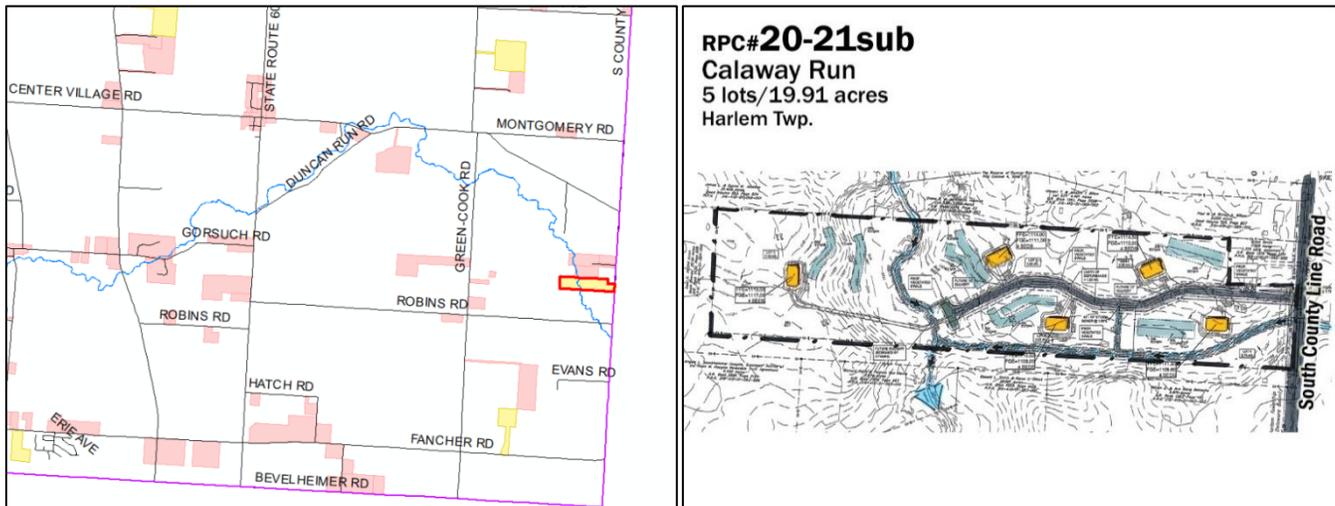
Mr. Joe Clase, Plan 4 Land, was present to represent the applicant.

Mr. Vidor made a motion for Preliminary Approval of Legacy Farms CAD. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

20-21 Calaway Run CAD – Harlem Twp. - 5 lots / 19.91 acres

Conditions

Applicant: Nelson Kelly and Dev Partner LLC
Subdivision Type: Single Family, Common Access Driveway
Location: 3322 S County Line Rd, Johnstown, OH
Current Land Use: Vacant, former agricultural with barn and house
Zoned: Agricultural Residential (Applied for Farm Residential 04/2021)
Zoning Approval: pending at Township
Utilities: Del-Co water and private on-lot treatment systems
School District: Johnstown Monroe
Consultant: Joe Clase, Plan 4 Land



Staff Comments

Calaway Run CAD is a 5-lot Common Access Driveway subdivision on the west side of S. County Line Road between Robins Road and Center Village Road. The submitted plan shows the CAD extending west from S. County Line Road for about 1,200 feet.

The majority of the CAD falls within all of the Lots, with Lot 3 acting as the terminus with less than the required frontage, though it still is in conformance with the Harlem Township Zoning Resolution. All lots exceed the 2-acre minimum lot size and pull-offs are provided at 3 locations along the CAD, not including the T-turnaround in accordance with CAD regulations.

The lots will all utilize on-site treatment systems, and be served by Del-Co water.

Duncan Run extends through the property at the rear, and acts as the front property line of Lot 3. By extending Lot 3 to Duncan Run, the impact to the stream is lessened by limiting the traffic over the stream to the one household. The applicant has also located septic systems over 100 feet from the stream to ensure no adverse impacts.

A technical review was held on June 15, 2021, after which the applicant has addressed all of the required changes.

Staff Recommendation

Staff recommends *Preliminary Approval* of **Calaway Run CAD** to the DCRPC.

Commission / Public Comments

Mr. Joe Clase, Plan 4 Land, was present to represent the applicant.

Mr. Vidor made a motion for Preliminary Approval of Calaway Run CAD. Mr. Merrell seconded the motion. VOTE: Majority For, 0 Opposed, 1 Abstained (Harlem Twp.). Motion carried.

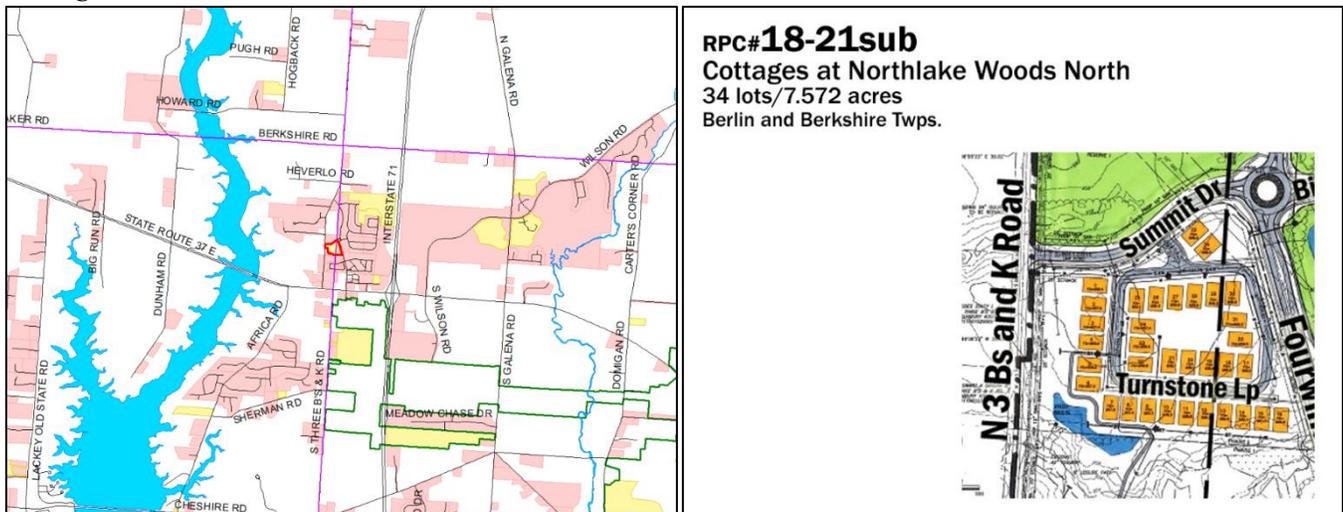


Preliminary/Final

18-21 The Cottages at Northlake Woods North - Berlin/Berkshire Twps. - 34 lots / 7.572 acres
(a Resubdivision of Fourwinds Drive. Sec. 2, Lot 1217)

Conditions

- Applicant: Schottenstein Homes
- Subdivision Type: Single Family Condominium development
- Location: South side of Summit Dr., west of Fourwinds Dr.
- Zoned: Transitional Planned Unit Development (TPUD)
- Utilities: Del-Co Water, central sanitary sewer
- School District: Olentangy
- Engineer: CESO



Staff Comments

Cottages at Northlake Woods North is a 34-unit single-detached condominium project that is part of the Fourwinds Drive extension near the I-71 interchange. Although condos are exempt from the platting process, the developer is seeking to use a plat for this project to simplify the development and financing process. It has frontage on N. 3 B's & K Road, but its entrance will be on Summit Drive, which connects to Fourwinds Drive. A single road enters the site heading south, then looping to provide access to the lots. All roads are private and sidewalks are provided on one side of the street.

Reserve areas create an Open Space total of 1.571. When this open space is added to areas already platted to the south, it creates a perimeter around the units.

The applicant has presented a Combined Preliminary / Final to the RPC Office with a Final Plat (mylar) signed by the various County agencies, a requirement for Final approval.

Staff Recommendation

Staff recommends *Preliminary and Final Approval* of The Cottages at Northlake Woods North (a Resubdivision of lot 1217 of Fourwinds Drive, Section 2) to the DCRPC.

Commission / Public Comments

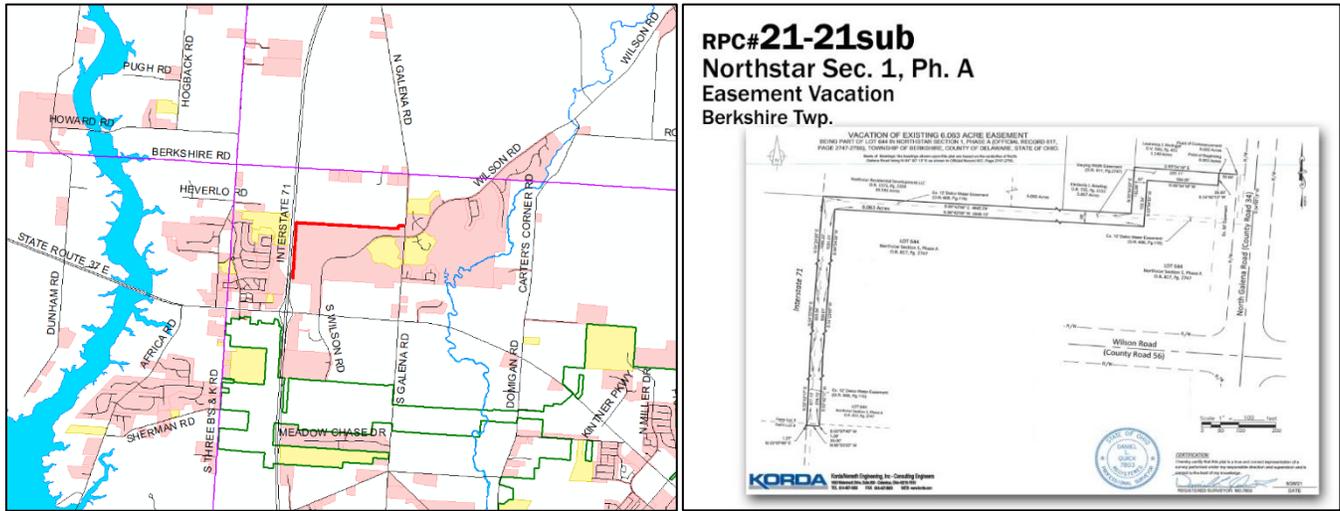
Mr. Dowley made a motion for Preliminary and Final Approval of The Cottages at Northlake Woods North (a Resubdivision of lot 1217 of Fourwinds Drive, Section 2). Mr. Vidor seconded the motion. **VOTE: Unanimously For, 0 Opposed. Motion carried.**

Final

21-21 Northstar, Sec.1, Ph. A, Easement Vacation – Berkshire Twp. – 1 lot / 6.063 acres

Conditions

- Applicant:** Northstar Residential Development LLC
- Subdivision Type:** Retail/Commercial
- Location:** north side of Wilson Rd., west of N. Galena Rd.
- Zoned:** Planned Commercial (PC)
- Utilities:** Del-Co Water
- Engineer:** Terrain Evolution



Introduction

Section 205.06 of the Subdivision Regulations allows for the vacation of easements created through platting which provide access beyond County agencies, such as to general utilities. The process requires notice and a meeting/decision of the Commission. Additionally, applications are discussed during the monthly Technical Review Committee meeting.

Staff Comments

The applicant is proposing to vacate a 35-foot utility easement consisting of 6.063 acres in the Northstar, Section 1, Phase A subdivision. The easement was created apparently because it was along the perimeter of the original plat and parallels a separate Del-Co Water easement with an existing waterline. The easement is determined to be excessive in width and will potentially impact future zoning requests. No other utilities are physically located within the easement and the waterline and easement will remain.

The applicant has presented to the RPC Office a survey of the easements to be vacated, a requirement for

approval. The case was discussed during the June 15, 2021, Technical Review Committee meeting and no issues were noted.

Staff Recommendation

Staff recommends *Final Approval* of **Northstar, Section 1, Phase A, easement vacation** to the DCRPC.

Commission / Public Comments

Mr. Mike Williamson, Terrain Evolution, was present to represent the applicant.

Miss Boni made a motion for Final Approval of Northstar, Section 1, Phase A, easement vacation. Mr. Frommer seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

EXTENSIONS

15-19 **Neverman CAD – Berkshire Twp. - 3 lots / 9.054 acres**

Applicant: Kenneth Neverman
Consultant: Joe Clase, Plan 4 Land
Preliminary approval: 06/27/19

Staff Comments

The applicant is requesting a 1-year extension for the Neverman CAD, based on construction delays.

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for the **Neverman CAD** to the RPC.

Commission / Public Comments

Mr. Merrell made a motion for Approval of a 12-month Extension for the Neverman CAD. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

10-19 Armenian Estates – Genoa Twp. - 4 lots / 21.34 acres

Applicant: Tigran Safaryan
Consultant: Joe Clase, Plan 4 Land
Preliminary approval: 06/27/19

Staff Comments

The applicant is requesting a 1-year extension for Armenian Estates, based on limited availability of excavators. This project has final engineering and currently under construction.

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for **Armenian Estates** to the RPC.

Commission / Public Comments

Mr. Merrell made a motion for Approval of a 12-month Extension for Armenian Estates. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

17-19 The Villas at Loch Lomond – Liberty Twp. - 2 lots / 4.98 acres

Applicant: Steve Newcomb, Newbury Companies
Engineer: CEC Inc.
Preliminary approval: 06/27/19

Staff Comments

The applicant is requesting a 1-year extension for The Villas at Loch Lomond.

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for **The Villas at Loch Lomond** to the RPC.

Commission / Public Comments

Mr. Merrell made a motion for Approval of a 12-month Extension for The Vilas at Lock Lomond. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

18-19 Clark Shaw Reserve South – Liberty Twp. - 86 lots / 42.792 acres

Applicant: Corey Theuerkauf, Rockford Homes

Engineer: Terrain Evolution

Preliminary approval: 06/27/19

Staff Comments

The applicant is requesting a 1-year extension for Clark Shaw Reserve South.

Staff Recommendation

Staff recommends *Approval* of a 12-month Extension for Clark Shaw Reserve South to the RPC.

Commission / Public Comments

Mr. Merrell made a motion for Approval of a 12-month Extension for Clark Shaw Reserve South. Mr. Dowley seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

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POLICY / EDUCATION DISCUSSION

- Initiation of amendments to the Subdivision Regulations

Staff is requesting that the Commission initiate changes to the Subdivision Regulations, particularly related to a clarification of submission requirements in the Preliminary Plan phase and changes in plat size and details related to Final Plats. (see attached) These changes have been reviewed by the County Recorder and Auditor, as well as County Engineer staff and several Townships. Based on Notice requirements defined in the ORC (30 business days), the amendments cannot be considered for hearing and approval until the August 26, 2021 meeting. Staff will utilize the time between now and the August meeting to gather additional comments or questions regarding these amendments. No action is needed by the Commission at this time.

Mr. Dowley made a motion to adjourn the meeting at 7:15 p.m. Mr. Loveless seconded the motion. VOTE: Unanimously For, 0 Opposed. Motion carried.

The next meeting of the Delaware County Regional Planning Commission will be Thursday, July 29, 2021, 6:30 PM at the Frank B. Willis Building, 2079 US 23 North, Conference Room, Delaware, Ohio 43015.